

for sale

offers in the region of **£130,000**



Evergreen Drive Hampton Hargate Peterborough PE7 8FW

This spacious two bedroom first floor apartment is located in the popular area of Hampton Hargate. Close to local amenities, this property is an ideal purchase for a first time buyer or investor. Call 01733 229483 for more information and to book a viewing.



Evergreen Drive Hampton Hargate Peterborough PE7 8FW

Entrance Hall

Airing cupboard and doors off onto bedrooms, lounge/diner and bathroom

Lounge / Diner

11' 9" x 19' 1" (3.58m x 5.82m)

Laminate flooring, radiator, windows to front and side. Open plan into the kitchen

Kitchen

7' 9" x 9' 4" (2.36m x 2.84m)

Comprising of a range of wall and base level units with worktops, built in electric hob and oven. Space for washing machine and fridge freezer.

Bathroom

Comprising a three piece suite to include bath with shower over, wash hand basin and a WC. Part tiled with radiator and extractor fan.

Bedroom One

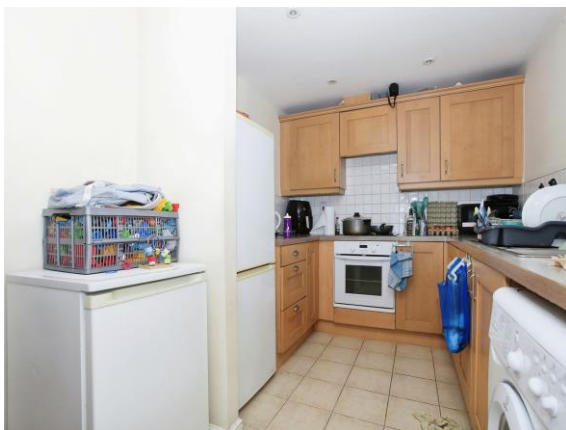
9' 2" x 10' (2.79m x 3.05m)

Radiator, telephone point, Juliet balcony and window to front.

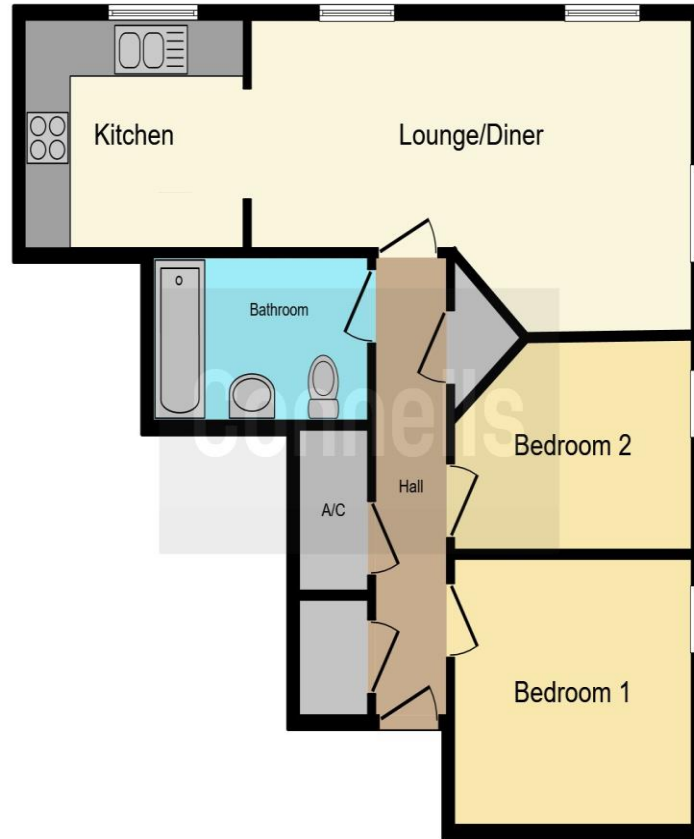
Bedroom Two

7' 3" x 10' 2" (2.21m x 3.10m)

Radiator and window to front







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HAH305121 - 0016

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/HAH305121

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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